

WEST LITTLE RIVER NEIGHBORHOOD REVITALIZATION STRATEGY AREA PROFILE

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Preface

This is one of a series of short profiles of Neighborhood Revitalization Strategy Areas in Miami-Dade County, Florida. These areas are targeted for assistance by the Miami-Dade County Office of Community and Economic Development under the U.S. HUD Community Development Block Grant program.

These profiles present data from the 2000 Census, Summary Files 1 and 3. Summary File 1 includes basic demographic and housing characteristics from the census "short form" which went to all households. Summary File 3 data are from the census "long form," sent to a sample of one-in-ten households in Miami-Dade. These data include economic and social measures such as income, poverty, employment, and education. Where possible, data from 2000 are compared to 1990 and 1980 data to describe change in these communities.

Support for these profiles was provided by the Miami-Dade County Office of Community and Economic Development.

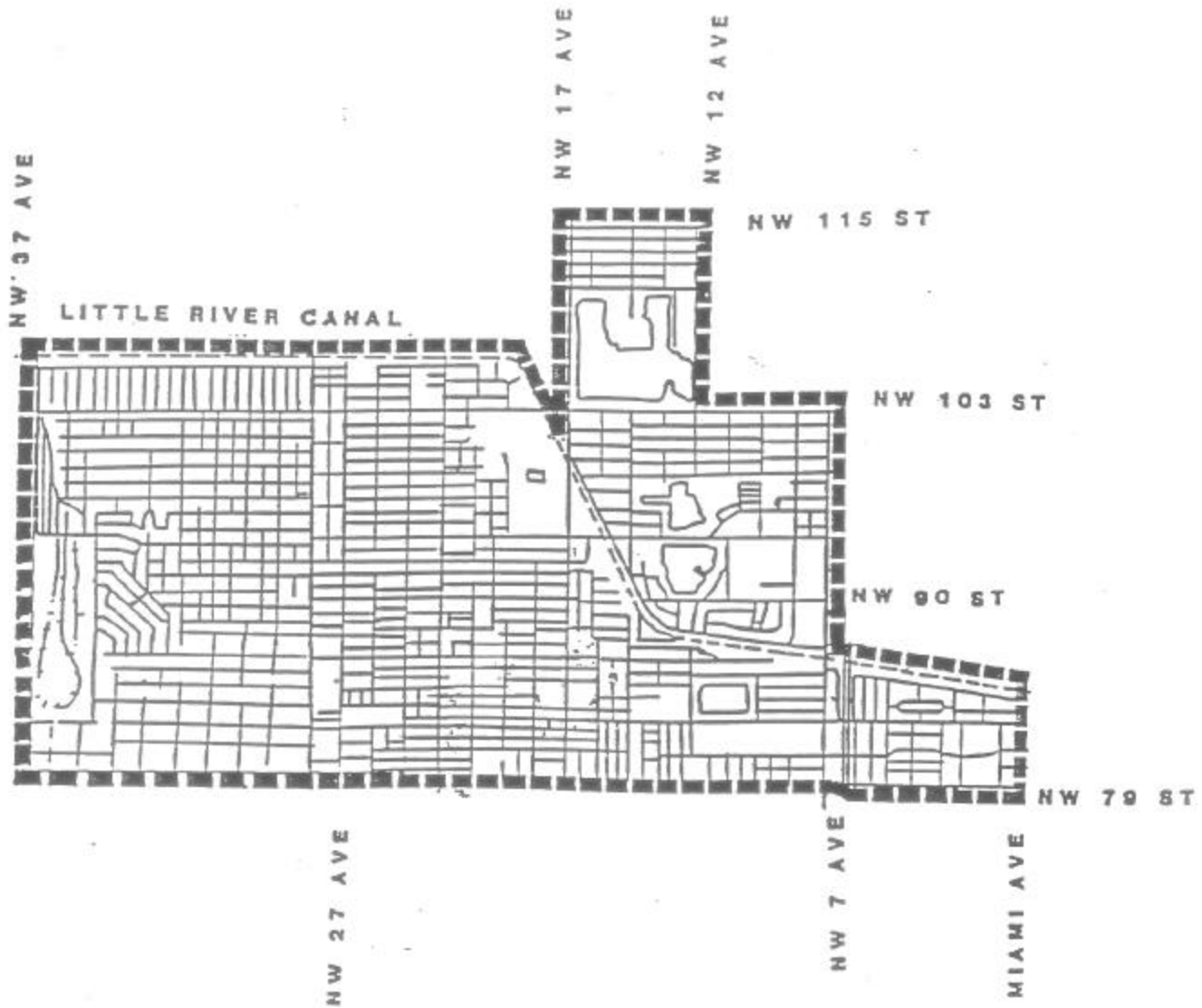
West Little River

The West Little River Neighborhood Revitalization Strategy Area is a Black community in unincorporated Miami-Dade just north of NW 79 Street between Hialeah and the City of Miami. It is a low-income and high-poverty area. The poverty rate for persons in 2000 was 30 percent, up from the 26 percent recorded in 1990. The percent of families in poverty increased from 22 to 26 percent.

Households in West Little River were more likely to rent than own their housing units. Home values and rents were below the County average.

West Little River residents had a lower level of educational attainment than the County average.

In sum, the West Little River Neighborhood Revitalization Strategy Area showed some growth in population and housing, but still faces serious economic and social challenges.



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WEST LITTLE RIVER



Introduction

The West Little River Neighborhood Revitalization Strategy Area is a large area of unincorporated Miami-Dade County just north of NW 79 Street and includes the West Little River Census Designated Place and part of the Pinewood Census Designated Place.

Demographic Characteristics

Total Population

The 2000 population of 42,745 was an increase over the 40,812 recorded in 1990, continuing the upward trend of the 1980s.

Black and Hispanic Population

The West Little River Neighborhood Revitalization Strategy Area was a Black community (63 percent) in 2000 as it has been for many decades. Hispanics accounted for a steadily growing percentage of the population, reaching 36 percent in 2000, up from the 29 percent reported in 1990.

Table 1
Population by Race and Hispanic Origin
West Little River and Miami-Dade County
1980 - 2000

	1980	Change 80 to 90	1990	Change 90 to 00	2000
Total	39,363	1,449	40,812	1,933	42,745
Black	24,043	4,240	28,283	-1,423	26,860
Hispanic	8,214	3,653	11,867	3,315	15,182
White	13,059	-2,194	10,865	2,647	13,512
Non Hispanic White	7,257	-4,559	2698	-1,129	1,569
Non Hispanic Black	23,052	3,779	26,831	-1056	25,775
Percent					
Total	100%	4%	100%	5%	100%
Black	61%	18%	69%	-5%	63%
Hispanic	21%	44%	29%	28%	36%
White	33%	-17%	27%	24%	32%
Non Hispanic White	18%	-63%	7%	-42%	4%
Non Hispanic Black	59%	16%	66%	-4%	60%
Miami-Dade					
Total	100%	19%	100%	16%	100%
Black	17%	42%	21%	21%	21%
Hispanic	36%	64%	49%	35%	57%
White	78%	12%	73%	15%	72%
Non Hispanic White	46%	-22%	30%	-19%	21%
Non Hispanic Black	17%	37%	19%	20%	20%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980, 1990. U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Age

Like many Black communities, West Little River has a somewhat younger population. About 67 percent of the population was below 35 years of age compared to 48 percent in the County. About 11 percent were 65 years and over, compared to 13 percent in the County.

Table 2
Age Distribution
West Little River and Miami-Dade County
1980-2000

	West Little River			Miami-Dade		
	1980	1990	2000	1980	1990	2000
Total Persons	39,399	40,818	42,745	1,623,781	1,937,094	2,253,362
Less than 5	3,201	3,705	3,016	94,237	139,714	157,871
5 to 9	3,463	3,826	3,403	101,385	131,426	145,752
10-14	3,915	3,465	3,736	111,386	120,490	160,754
15-19	4,154	3,603	3,674	136,285	131,060	154,989
20-24	3,458	3,014	3,049	133,039	139,196	144,721
25-29	2,854	3,171	2,846	125,898	168,342	163,859
30-34	2,549	3,127	2,737	114,333	163,334	173,574
35-44	4,878	5,563	6,062	192,585	278,043	361,966
45-54	4,173	4,573	5,169	187,309	212,098	282,766
55-59	1,756	1,871	2,213	90,929	91,769	109,141
60-64	1,475	1,573	2,101	80,555	90,816	97,417
65-74	2,219	2,107	2,949	149,491	146,131	162,257
75+	1,304	1,220	1,790	105,698	124,675	138,295
	West Little River			Miami-Dade		
	1980	1990	2000	1980	1990	2000
Total Persons	100%	100%	100%	100%	100%	100%
Less than 5	8%	9%	7%	6%	7%	7%
5 to 9	9%	9%	8%	6%	7%	6%
10-14	10%	8%	9%	7%	6%	7%
15-19	11%	9%	9%	8%	7%	7%
20-24	9%	7%	7%	8%	7%	6%
25-29	7%	8%	7%	8%	9%	7%
30-34	6%	8%	6%	7%	8%	8%
35-44	12%	14%	14%	12%	14%	16%
45-54	11%	11%	12%	12%	11%	13%
55-59	4%	5%	5%	6%	5%	5%
60-64	4%	4%	5%	5%	5%	4%
65-74	6%	5%	7%	9%	8%	7%
75+	3%	3%	4%	7%	6%	6%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980 and 1990. U.S. Census Bureau, Census 2000, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Household Structure

Family households in West Little River were less likely to be comprised of married couples (52 percent compared to about 68 percent Countywide). The percent of family households headed by a female householder (38 percent) was much higher than the County average (24 percent).

Table 3
Households by Family Status
West Little River and Miami-Dade County
1990-2000

	West Little River			Miami-Dade		
	1990	Change 90 to 00	2000	1990	Change 90 to 00	2000
Total Households	11,957	966	12,923	692,355	84,419	776,774
Family Households	9,252	468	9,720	481,260	67,233	548,493
Married Couple	5,042	-2	5,040	342,512	28,386	370,898
With children	2,919	-690	2,229	164,216	11,331	175,547
No children	2,123	688	2,811	178,296	17,055	195,351
Male Householder	922	174	1,096	35,377	8,547	43,924
With children	563	-123	440	17,177	-288	16,889
No children	359	297	656	18,200	8,835	27,035
Female householder	3,288	296	3,584	103,371	30,300	133,671
With children	2,451	-654	1,797	64,848	5,468	70,316
No children	837	950	1,787	38,523	24,832	63,355
Non-family Households	2,705	498	3,203	211,092	17,189	228,281
Percent						
Total Households	100%	8%	100%	100%	12%	100%
Family Households	77%	5%	75%	70%	14%	71%
Married Couple	42%	-0.04%	39%	49%	8%	48%
With children	24%	-24%	17%	24%	7%	23%
No children	18%	32%	22%	26%	10%	25%
Male Householder	8%	19%	8%	5%	24%	6%
With children	5%	-22%	3%	2%	-2%	2%
No children	3%	83%	5%	3%	49%	3%
Female householder	27%	9%	28%	15%	29%	17%
With children	20%	-27%	14%	9%	8%	9%
No children	7%	114%	14%	6%	64%	8%
Non-family Households	23%	18%	25%	30%	8%	29%

Source: U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Housing

Number of Units

The 13,910 housing units reported in 2000 was an increase from the 12,873 reported in 1990, a continuation of the increase reported in the previous decade.

Tenure and Vacancy

The vacancy rate in West Little River in 2000 (7 percent) was lower than the comparable County figure of 9 percent.

Renter-occupied units accounted for only 42 percent of all occupied units identical to the ratio reported in 1990. The renter-occupied share was the same as the County figure.

Table 4
Housing Units by Tenure and Vacancy Status
West Little River and Miami-Dade County
1990 to 2000

	West Little River			Miami-Dade		
	1990	Change 90 to 00	2000	1990	Change 90 to 00	2000
Total Units	12,873	1,037	13,910	771,288	80,990	852,278
Occupied Units	11,957	966	12,923	692,355	84,419	776,774
Owner Occupied	6,931	529	7,460	375,912	73,413	449,325
Renter Occupied	5,026	437	5,463	316,443	11,006	327,449
Vacant Units	916	71	987	78,933	-3,429	75,504
For Rent	345	54	399	31,611	-11,745	19,866
For Sale	127	53	180	11,007	-1,152	9,855
Seasonal/Other	444	-334	110	32,736	-3,090	29,646
Vacant/Boarded Up/ Other Vacant	121	177	298	3,579	12,558	16,137
	Percent					
Total Units	100%	8%	100%	100%	100%	100%
Occupied Units	93%	8%	93%	90%	104%	91%
Owner Occupied	54%	8%	54%	49%	91%	53%
Renter Occupied	39%	9%	39%	41%	14%	38%
Vacant Units	7%	8%	7%	10%	-4%	9%
For Rent	3%	16%	3%	4%	-15%	2%
For Sale	1%	42%	1%	1%	-1%	1%
Seasonal/Other	3%	-75%	1%	4%	-4%	3%
Vacant/Boarded Up/ Other Vacant	1%	146%	2%	0%	351%	2%
Vacancy Rate	7%	7%	7%	10%	-4%	9%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Housing Values and Rents

About 86 percent of the owner-occupied homes in West Little River were valued at less than \$100,000 in 2000. The comparable County figure was 34 percent.

Table 5
Value of Specified Owner-Occupied Housing
West Little River and Miami-Dade County
1990 to 2000

	1990		2000	
	West Little River	Miami-Dade	West Little River	Miami-Dade
Total Units	5,780	275,298	6,727	335,815
less than \$30,000	392	4,095	165	2,097
\$30,000 to \$59,999	3335	44,179	1,353	13,900
\$60,000 to \$99,999	1972	129,221	4,288	98,294
\$100,000 to \$149,999	64	52,723	810	109,962
\$150,000 to \$199,999	13	18,764	77	53,514
\$200,000 +	4	25,746	34	58,048
Percent				
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$30,000	6.8%	1.5%	2.5%	0.6%
\$30,000 to \$59,999	57.7%	16.0%	20.1%	4.1%
\$60,000 to \$99,999	34.1%	46.9%	63.7%	29.3%
\$100,000 to \$149,999	1.1%	19.2%	12.0%	32.7%
\$150,000 to \$199,999	0.2%	6.8%	1.1%	15.9%
\$200,000 +	0.1%	9.4%	0.5%	17.3%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

About 58 percent of rental units rented for less than \$500. The comparable County figure was 38 percent.

Table 6
Contract Rent for Renter-Occupied Units
West Little River and Miami-Dade County
1990 to 2000

	1990		2000	
	West Little River	Miami- Dade	West Little River	Miami- Dade
Total Units	4,810	305,935	5,373	326,833
less than \$100	584	15,527	405	18,675
\$100 to \$199	418	16,181	438	16,614
\$200 to \$249	365	14,021	189	5,360
\$250 to \$299	605	21,364	211	6,510
\$300 to \$349	635	30,280	250	10,741
\$350 to \$399	718	39,390	513	16,473
\$400 to \$449	582	36,104	505	22,095
\$450 to \$499	471	34,036	627	29,180
\$500 to \$599	348	48,431	965	58,061
\$600 to \$699	63	25,047	822	53,707
\$700+	21	25,554	448	89,417
Percent				
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$100	12.1%	5.1%	7.5%	5.7%
\$100 to \$199	8.7%	5.3%	8.2%	5.1%
\$200 to \$249	7.6%	4.6%	3.5%	1.6%
\$250 to \$299	12.6%	7.0%	3.9%	2.0%
\$300 to \$349	13.2%	9.9%	4.7%	3.3%
\$350 to \$399	14.9%	12.9%	9.5%	5.0%
\$400 to \$499	12.1%	11.8%	9.4%	6.8%
\$450 to \$499	9.8%	11.1%	11.7%	8.9%
\$500 to \$599	7.2%	15.8%	18.0%	17.8%
\$600 to \$699	1.3%	8.2%	15.3%	16.4%
\$700+	0.4%	8.4%	8.3%	27.4%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1-A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Income

Incomes in West Little River were somewhat lower than the County average. About 64 percent of all households with income had incomes below \$35,000 compared to 48 percent in Miami-Dade County.

Table 7
Income Distribution
Households with Income
West Little River and Miami-Dade County
1999

	West Little River			Miami-Dade		
	Total	Black	Hispanic	Total	Black	Hispanic
Less than \$10,000	2,547	1,785	709	107,901	27,389	62,527
\$10,000 to \$14,999	1,291	860	352	58,409	12,035	35,437
\$15,000 to \$24,999	2,475	1,435	969	111,649	22,886	67,667
\$25,000 to \$34,999	1,912	1,135	658	100,833	19,273	59,907
\$35,000 to \$49,999	1,654	992	546	121,780	21,239	69,946
\$50,000 and over	3,013	2,083	875	276,806	35,232	141,943
Total Households	12,892	8,290	4,109	777,378	138,054	437,427
	Percent					
Less than \$10,000	20%	22%	17%	14%	20%	14%
\$10,000 to \$14,999	10%	10%	9%	8%	9%	8%
\$15,000 to \$24,999	19%	17%	24%	14%	17%	15%
\$25,000 to \$34,999	15%	14%	16%	13%	14%	14%
\$35,000 to \$49,999	13%	12%	13%	16%	15%	16%
\$50,000 and over	23%	25%	21%	36%	26%	32%
Total Households	100%	100%	100%	100%	100%	100%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Poverty

In 2000, West Little River continued to be a high-poverty area. The poverty rate for persons was 30 percent, higher than the County's 18 percent, and up from the 26 percent recorded in 1990.

Children were especially affected by poverty. About 42 percent of all children under 18 were poor, much higher than the 33 percent reported in 1990. This was considerably worse than the County's high poverty rates for children, 23 percent.

Table 8
Number and Percent of Persons in Poverty
West Little River and Miami-Dade County
1990 and 2000

	West Little River				Miami-Dade			
	1990		2000		1990		2000	
Total Persons	10,511	26%	12,765	30%	341,261	18%	396,995	18%
Black	7,061	33%	8,313	33%	117,357	30%	124,801	29%
Hispanic	3,052	28%	4,377	29%	183,207	20%	223,335	18%
Elderly	910	28%	1,213	28%	52,706	20%	55,020	19%
Young								
Under 5	1,193	34%	1,249	44%	33,721	25%	32,995	23%
Under 18	4,203	33%	5,136	42%	111,739	24%	127,435	23%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Household poverty rates declined but also remained quite high. About 26 percent of all family households were below the poverty level, an increase over the 22 percent in 1990. Among female householder households with children, 44 percent were in poverty, up from the 40 percent reported in 1990.

Table 9
Percent of Households in Poverty
West Little River and Miami-Dade County
1980 and 1990

	West Little River				Miami-Dade			
	1990		2000		1990		2000	
	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor
Family Households	2,105	22%	2,568	26%	68,679	14%	80,108	14%
Female headed families, with children & no husband present	869	40%	1,172	44%	27,076	42%	31,621	37%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Employment

Labor Force Status

In 2000, 13 percent of the civilian labor force in West Little River was unemployed, about the same as in 1990 (13 percent) and higher than the County figure (9 percent). The rate of labor force participation in the area was lower than the County average. About 48 percent of area residents over 16 were not in the labor force, i.e., neither employed nor looking for work, compared to Miami-Dade's 43 percent.

Table 10
Labor Force Status, Persons 16 Years and Over
West Little River and Miami-Dade County
1990 and 2000

	West Little River				Miami-Dade			
	1990	2000			1990	2000		
	Total	Total	Black	Hispanic Origin	Total	Total	Black	Hispanic Origin
Civilian Labor Force	18,491	16,547	10,070	5,802	976,754	1,009,456	184,703	586,601
Employed	16,483	14,364	8,766	4,953	901,828	921,208	159,184	535,989
Unemployed	2,008	2,183	1,304	849	74,926	88,248	25,519	50,612
Not in Labor Force	10,666	15,186	8,682	5,947	537,778	747,409	134,834	460,333
Percent								
Civilian labor Force	100%	100%	100%	100%	100%	100%	100%	100%
Employed	89%	87%	87%	85%	92%	91%	86%	91%
Unemployed	11%	13%	13%	15%	8%	9%	14%	9%
Not in Labor Force	37%	48%	46%	51%	36%	43%	42%	44%

Note: All figures refer to the civilian labor force. Members of the armed forces are excluded.

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Educational Attainment

The educational attainment levels of West Little River residents over 25 lagged behind the County levels. A high 47 percent had not completed high school compared to the County average (15 percent). Only 6 percent had completed four or more years of college compared to 21 percent in Miami-Dade.

Table 11
Educational Attainment
Persons Age 25 and Over
West Little River and Miami-Dade County
1990 to 2000

	1990		2000	
	West Little River	Miami-Dade	West Little River	Miami-Dade
Not High School Graduate	12,097	448,282	11,670	229,000
High School Graduate	6,127	296,444	7,349	458,458
1-3 Years College	3,979	296,109	4,579	536,040
4 Years of College +	1,221	240,460	1,524	323,399
Total	23,424	1,281,295	25,122	1,546,897
Percent				
Not High School Graduate	53.7%	35.0%	46.5%	14.8%
High School Graduate	26.5%	23.1%	29.3%	29.6%
1-3 Years College	15.8%	23.1%	18.2%	34.7%
4 Years of College +	4.0%	18.8%	6.1%	20.9%
Total	100.0%	100.0%	100.0%	100.0%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.